

005.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

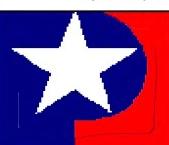
Total Card / Total Parcel

USE VALUE:

1,043,600 / 1,043,600

ASSESSED:

1,043,600 / 1,043,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
86-88		BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEDEKIAN ARMEN
Owner 2:	ORDIAN SVETLANA U
Owner 3:	

Street 1: 88 BROOKS AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DEDEKIAN ARMEN/TRUSTEE -

Owner 2: LAKE REALTY TRUST -

Street 1: 88 BROOKS AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,319 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3197 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7319		Sq. Ft.	Site		0	80.	0.87	1									511,657						511,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							4667
							GIS Ref
							GIS Ref
							Insp Date
							04/20/09

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID			USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:	Prior Id # 2:	Prior Id # 3:	Date	Time	Print
2020	104	FV	526,900	5100	7,319.	511,700	1,043,700	1,043,700	Year End Roll	12/18/2019				12/10/20	16:16:51	
2019	104	FV	404,000	5100	7,319.	543,600	952,700	952,700	Year End Roll	1/3/2019						
2018	104	FV	404,000	5100	7,319.	396,500	805,600	805,600	Year End Roll	12/20/2017						
2017	104	FV	378,900	5100	7,319.	345,400	729,400	729,400	Year End Roll	1/3/2017						
2016	104	FV	378,900	5100	7,319.	294,200	678,200	678,200	Year End	1/4/2016						
2015	104	FV	317,600	5100	7,319.	287,800	610,500	610,500	Year End Roll	12/11/2014						
2014	104	FV	317,600	5100	7,319.	236,600	559,300	559,300	Year End Roll	12/16/2013						
2013	104	FV	330,300	5100	7,319.	225,100	560,500	560,500		12/13/2012						

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEDEKIAN ARMEN/	68992-321		3/9/2017	Convenience		1	No	No	
DEDEKIAN ARMEN	24390-582		3/25/1994			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/17/2014	1370	Dormers	51,000					Construct shed dor	6/9/2015	Permit Insp	PC	PHIL C
									4/20/2009	Meas/Inspect	163	PATRIOT
									9/20/1999	Meas/Inspect	197	PATRIOT
									10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	13 - Multi-Garden			Full Bath:	1	Rating:	Average																
Sty Ht:	2A - 2 Sty +Attic			A Bath:	1	Rating:	Very Good																
(Liv) Units:	2	Total:	2	3/4 Bath:	1	Rating:	Average																
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																
Color:	GREEN			A Kits:	1	Rating:	Good																
View / Desir:				Fpl:		Rating:																	
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1925	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G16	Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	5	2											
Sec Int Wall:		%		Economic:				Additions:		1	6	3											
Partition:	T - Typical			Special:				Kitchen:															
Prim Floors:	3 - Hardwood			Override:				Baths:															
Sec Floors:	4 - Carpet	20	%	Total:	26.4	%		Plumbing:															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	170.00			Heating:															
Bsmnt Gar:				Size Adj.:	0.97845858			General:															
Electric:	3 - Typical			Const Adj.:	0.98794085			Totals	2	11	5												
Insulation:	2 - Typical			Adj \$ / SQ:	164.332																		
Int vs Ext:	S			Other Features:	123000																		
Heat Fuel:	2 - Gas			Grade Factor:	1.00																		
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																		
# Heat Sys:	2			NBHD Mod:																			
% Heated:	100	% AC:		LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	715810																		
% Com Wall:		% Sprinkled:		Depreciation:	188974			Juris. Factor:	1.00		Before Depr:	164.33											
				Depreciated Total:	526836			Special Features:	0		Val/Su Net:	111.75											
								Final Total:	526800		Val/Su SzAd:	164.79											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 005.0-0001-0008.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
3	Garage	D	Y		120X20	A	AV	1925		21.25	T	40	104			5,100			5,100				
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100		AssessPro Patriot Properties, Inc													